

Mobile Home/Manufactured Homes

Basic Requirements

1. In Richmond, Texas, All Mobile Home/Manufactured Homes must meet the minimum standards as provided for by requirements for the construction of HUD-code manufactured homes in compliance with the federal standards and requirements established under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) City Codes and Ordinances, and;
 - 1.1 The Texas Manufactured Housing Standards Act. *Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003. Amended by Acts 2007, 80th Leg. HB 1460, Sec.53, eff. January 1, 2008.*
OCCUPATIONS CODE, CHAPTER 1201. MANUFACTURED HOUSING,
Sec. 1201.453. Habitability. Manufactured housing is habitable only if:
 - (1) there is no defect or deterioration in or damage to the home that creates a dangerous situation;
 - (2) the plumbing, heating, and electrical systems are in safe working order;
 - (3) the walls, floor, and roof are:
 - (A) free from a substantial opening that was not designed; and
 - (B) structurally sound; and
 - (4) all exterior doors and windows are in place.
2. Separate City of Richmond Manufactured Home Placement Permit, electrical, plumbing, fire protection and mechanical permits are required to be issued **before** work is started.
 - 2.1 Placing a Mobile Home without a permit is a violation of the law. Additional processing fees and fines may be assessed if any work is done prior to obtaining a valid permit form the city.
 - 2.2 Approval of the plumbing permit may take 3-5 additional days.
3. The mobile home or trailer shall be securely and properly tied down by an approved method.
4. Approved and properly installed skirting shall be installed within 30 days of placement
 - 4.1 Please call Dwayne Price at 281-342-0559 for any question concerning skirting materials and/or methods.
5. Doors and locks.
 - 5.1 Required egress doors shall be openable from the inside without the use of a key, tool, special knowledge, or effort. Double cylinder dead bolts, requiring the use of a key for operation on both sides, are prohibited. Thumb-turns on the egress side of the doors are permitted on deadbolt locks.
6. Smoke Alarms Required
 - 6.1 Approved smoke alarms shall be installed inside each bedroom and outside each sleeping area.
 - 6.2 Shall be installed on the ceiling.
 - 6.3 Smoke alarms shall be installed in accordance with the applicable codes and NFPA 72.
 - 6.4 Power supply.
 - 6.4.1 Shall be hardwired and interconnected. The activation of any single smoke alarm or smoke detector shall cause the activation of all other smoke alarms or;
 - 6.4.2 AHJ exception may be allowed: In manufactured homes, it may be allowed to install battery operated smoke alarms, provided they are equipped with monitored batteries.
7. Carbon Monoxide Alarm Required.
 - 7.1 Shall be outside each sleeping area.

8. Steps, landings, stairs, ramps. Shall be required to be installed and/or built in accordance with the building code.
- 8.1 All exits from the home shall be required to have an approved method of egress.
 - 8.2 All means of egress installed shall be structurally sound and secure in the correct position as not to be easily removed and/or altered.
 - 8.3 The main entrance/exit shall be required to have a landing which accommodates a clearance of at **least** 48 inches x 48 inches. It may be larger.
 - 8.4 Landing may be one step lower than the inside floor level but shall be not more than 7 inches lower.
 - 8.5 Guardrails required where the landing and/or stairs are more than 30 inches above finished ground level.
 - 8.6 Landings, stairs, guards, and handrails, shall be installed in accordance with building code.

Helpful Links:

- 1. The Manufactured Housing Division (MHD) of the Texas Department of Housing and Community Affairs <http://www.tdhca.state.tx.us/mh/index.htm>
- 2. Office of Manufactured Housing Programs <http://www.hud.gov/offices/hsg/sfh/mhs/mhshome.cfm>
- 3. Manufactured Housing Institute <http://www.manufacturedhousing.org/default.asp>

Other Information:

DATA PLATE

Each manufactured home built in the United States after June 15, 1976 has a data plate. The data plate includes the manufacturer's certification that the home is designed in accordance with U.S. Department of Housing and Urban Development's construction and safety standards in effect on the date the home was manufactured. HUD Standards include Body and Frame Requirements, Thermal Protection, Plumbing, Electrical, Fire Safety, and other aspects of the home.

The data plate includes the date of manufacture, name and address of the manufacturing plant, manufacturer's serial number and model, a list of certification labels applied to the home, major equipment, roof load, heating/cooling and wind zone information. Also included is the Design Approval Primary Inspection Agency (DAPIA).



The Data Plate is affixed in a permanent manner near the main electrical panel or other readily accessible and visible location. Other common locations might be inside the master bedroom closet door, utility or laundry room door, inside a kitchen cabinet or on the backside of a cabinet door.

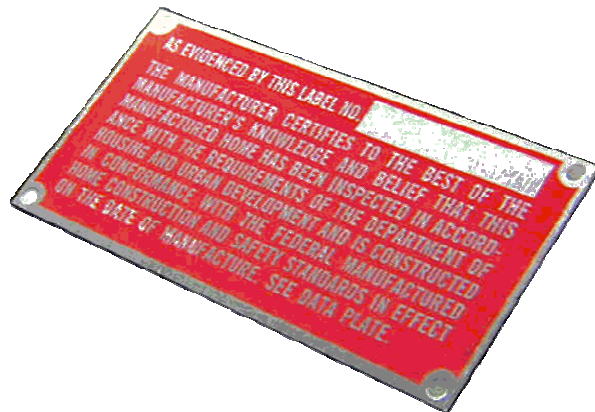


The certification label number is also printed on the certification label. ([Certification Label Information](#)) In cases where the certification label cannot be located, the data plate includes information necessary for determining the certification label number that was applied in the factory.

Certification Label (Commonly Referred to as the "HUD Label")

All transportable sections of manufactured homes built in the U.S. after June 15, 1976 are labeled. The label is the manufacturer's certification that the home section is built in accordance with the U.S. Department of Housing and Urban Development's Construction and Safety Standards in effect on the date the home was manufactured. HUD Standards include Body and Frame Requirements, Thermal Protection, Plumbing, Electrical, Fire Safety, and other aspects of the home.

Each Certification Label has a unique label number and is two inches (2") by four inches (4") in size. The label number consists of three letters followed by a number of six or more digits. The three letters designate the Production Inspection Primary Inspection Agencies (IPIA) that issued the Certification Label to the manufacturer.



The Certification Label is permanently affixed to the exterior of each transportable section. The label is located one foot (1') up and away from the left rear corner (facing forward; the tow bar end indicates the front of the section).



The Certification Label number can become necessary when placing the home in a manufactured home community, or may be demanded by insurance underwriters or by lenders when the home is purchased or refinanced. However, over the life of the home, the Certification Label is sometimes inadvertently removed. This could have occurred when the home was sited, installed on a foundation, re-sided, or for other legitimate reasons. HUD does not reissue lost or missing labels once the home has been sold. In these cases, Certification Label Verification can be provided.

This verification is issued by IBTS, HUD's contractor, and is acceptable in lieu of a replacement label. Labeling information for all homes built under the Federal Program since June 15, 1976 is maintained by IBTS.

SERIAL NUMBERS

Each manufactured home section built in the U.S. after June 15, 1976 includes a Manufactured Home Serial Number. The Serial Number identifies the manufacturer and the state in which the manufactured home was manufactured. The Serial Number can be alpha and/or numeric and is at least 3/8 inch in height. The Serial Number is stamped into the foremost cross member of each section under the home.



The Serial Number is also printed on the Data Plate.

In cases where the Certification Label can not be located, the Serial Number is necessary for determining that a HUD Certification Label was applied in the factory.